

BOARD OF ZONING APPEALS

MINUTES

September 17, 2020 Meeting

The City of Knoxville **Board of Zoning Appeals** considered the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their September 17, 2020 meeting at 4:00 pm via the Zoom online meeting format.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, et seq.

An audio recording of the full BZA meeting can be accessed via the below link:

Knoxvilletn.gov/BZA Audio Minutes

CALL TO ORDER

Chairman Daniel Odle called the meeting to order at 4:01pm.

ROLL CALL

Board members present were Daniel Odle, David Dupree, Christina Bouler, Grant Rosenberg and Don Horton.

Others in attendance were Peter Ahrens, Building Official; Bryan Berry, Building Official; Joshua Frerichs, Stormwater Engineering; Christina Magrans, City Attorney; Amy Brooks, Knoxville-Knox County Planning Services Manager and Juliana LeClair, Board Secretary.

SPECIAL MOTION

Chairman Daniel Odle made a motion to “confirm that conducting today’s meeting by electronic means is necessary to protect the public health, safety and welfare of Tennesseans in light of the COVID-19 outbreak”. It was seconded by member David Dupree. The Board voted 5-0 to **APPROVE**.

MINUTES

Member David Dupree made a motion to approve the Minutes from the rescheduled August meeting held on 9/3/2020. It was seconded by member Grant Rosenberg. Chairman Daniel Odle abstained from voting. The Board voted 4-0 to **APPROVE**.

NEW BUSINESS

File: 9-C-20-VA **Parcel ID:** 120DA003
Applicant: William Michie 2nd Council District
Address: 6914 Sheffield Dr.
Zoning: RN-1 (Single-Family Residential Neighborhood) Zoning District

Variance Request:

Increase the maximum distance an unenclosed porch can encroach into a front setback from 5 feet to 12 feet (Article 10.4.A Table 10-1)

Per plan submitted to add a covered unenclosed patio to the front of a residence in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Bill Michie was present and spoke to the application.

Applicant representative Daniel Levy was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by Chairman Daniel Odle. The Board voted 5-0 to **APPROVE**.

File: 9-D-20-VA
Applicant: Amy Sherrill
Address: 1324 N. Central St.
Zoning: C-G-2 (General Commercial) Zoning District

Parcel ID: 081NG00101
4th Council District

Variance Request:

Reduce number of required parking spaces for an Office use from a minimum of 4 spaces down to zero (Article 11.4.1 Table 11-2)

Per plan submitted to permit an Office use in the C-G-2 (General Commercial) Zoning District.

Applicant Amy Sherrill was present and spoke to the application.

Applicant representative Ben Mullins was present and spoke to the application.

Property owner John Dittich was present and spoke to the application.

Realtor John Lyle was present and spoke to the application.

Member Don Horton made a motion to approve. It was seconded by Chairman Daniel Odle. Member David Dupree abstained. The Board voted 4-0 to **APPROVE**.

File: 9-E-20-VA **Parcel ID:** 108CK006, 108CK008, 108CK009, 108CK010, 108CK011, 108CK012, 108CK013
Applicant: Greystar Development East, LLC 1st Council District
Address: 2120 Cumberland Ave.
Zoning: CU-1 and CU-2 (Cumberland Avenue) Zoning Districts

Variance Request:

1) Decrease the story level for a building setback from the 2nd or 3rd story to the 1st story (12 feet 4 inches) on the northeast corner at Cumberland Avenue and 21st Street (Cumberland Avenue Form District 4.2.3.B.3.C)

2) Decrease the minimum ground story transparency requirements along 21st Street from 40% to 31% on the section of facade located in the CU-1 district and from 75% to 41% on the section of facade located in the CU-2 district. Decrease the minimum ground story transparency requirements along 22nd Street from 40% to 35% on the section of facade located in the CU-1 district and from 75% to 47% on the section of facade located in the CU-2 district.

Per plan submitted to construct a mixed-use development in the CU-1 and CU-2 (Cumberland Avenue) Zoning Districts.

Applicant representative Jay Silverman was present and spoke to the application.

Bryan Berry introduced a revision to variance #2. Jay Silverman explained and read the revision to the Board:

Revised Variance 2) Decrease the minimum ground story transparency requirements along 21st Street from 40% to 34% on the section of façade located in the CU-1 district and from 75% to 50% on the section of the façade located in the CU-2 district. Decrease the minimum ground story transparency requirements along 22nd Street from 75% to 50% on the section of facade located in the CU-2 district.

Member David Dupree made a motion to approve variance #1 as written and approve variance #2 as revised. It was seconded by member Grant Rosenberg. The Board voted 5-0 to **APPROVE** as revised.

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| File: | 9-F-20-VA | Parcel ID: 108IB010 |
| Applicant: | Falconnier Design Co. | 2 nd Council District |
| Address: | 462 West Hillvale Turn | |
| Zoning: | RN-1 (Single-Family Residential Neighborhood) Zoning District | |

Variance Request:

Decrease the required rear setback from 25 feet to 15 feet for a swimming pool, pool apron and accessory pool house (Article 10.3.Z.2)

Per plan submitted for construction of a pool and pool house in the RN-1 (Single-Family Residential Neighborhood) Zoning District.

Applicant Damon Falconnier was present and spoke to the application.

Member Grant Rosenberg made a motion to approve. It was seconded by member Don Horton. The Board voted 5-0 to **APPROVE**.

ADJOURNMENT

The meeting adjourned at 5:14pm.

OTHER BUSINESS

The next BZA meeting is November 19, 2020.